



### PROPERTY DESCRIPTION

Highly-improved office with secured parking for sale in Downtown Oxnard.

A fully-leased asset located in the heart of Downtown Oxnard. The property has been highly improved over the last few years including a new roof, new HVAC, resurfaced parking lot, new electrical breakers, new landscaping, new back doors, and new electric car charging station. The building is a short walk to the City Hall, the Oxnard Transportation Center, the post office and numerous other restaurants, stores, services and amenities. Zoning: DT-G. Cap Rate: 5.15%

Tenant: Mixteco/Indigena Community Organizing Project (MICOP) - <https://mixteco.org/>

### LOCATION DESCRIPTION

The building is a short walk to the City Hall, the Oxnard Transportation Center, the post office and numerous other restaurants, stores, services and amenities.

### JEFFREY R. BECKER CCIM . CPM . RPA

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CA DRE #01213236

### OFFERING SUMMARY

Sale Price:	\$1,295,000
Number of Units:	1
Lot Size:	0.22 Acres
Building Size:	5,625 SF

### CONTACT INFORMATION

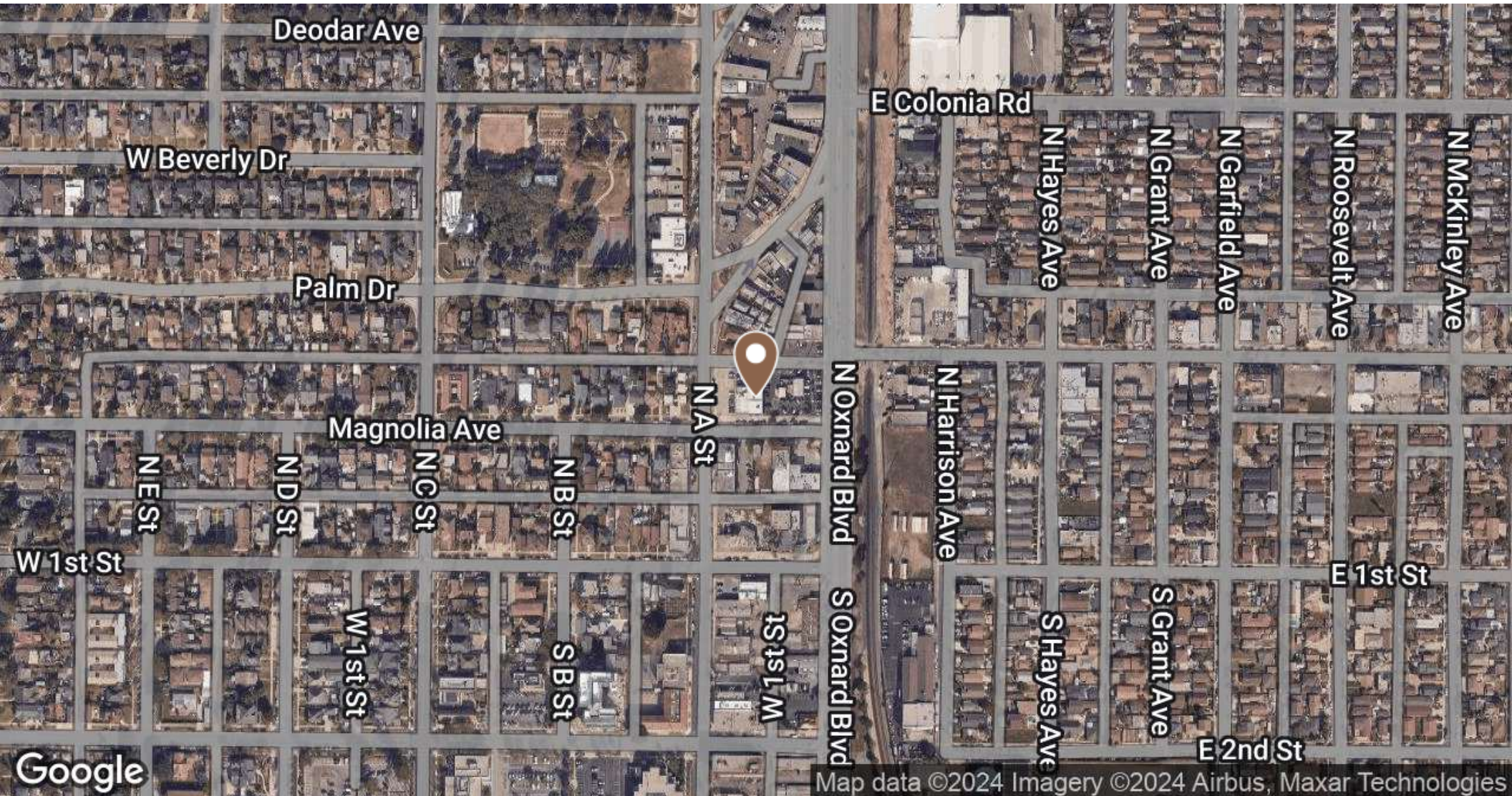
To find out more, or setup a tour, please contact:

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# 135 MAGNOLIA AVENUE



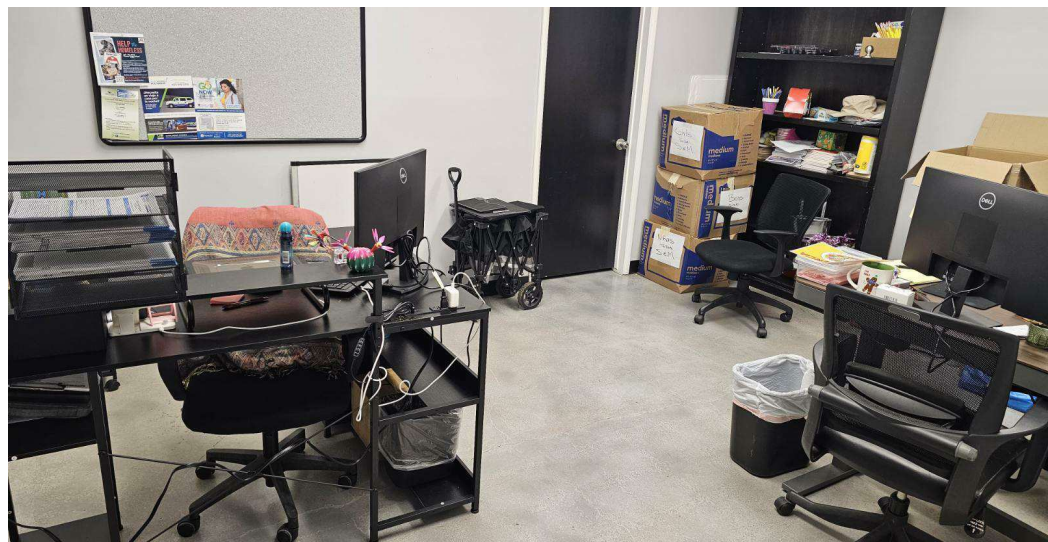
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**135 Magnolia Avenue, Oxnard, CA ProForma**

**Projected Pro Forma at \$1,295,000 Purchase Price**

Rental Revenue Assumptions

Address	Sq. Ft.	Lot Size SF	Use	Units	Year Built
135 Magnolia St, Oxnard	5,625	9750	Multi-Tenant Retail/Office	1	1958

Gross Income

Unit	Rentable Sq. Ft.	Tenant Name	Monthly Rent	SF/Mo	Start Date	Expiration	Option?
Unit A	5,625	MICOP	\$7,921.00	\$1.41	4/1/2020	4/1/2025	N
<b>Monthly Gross Income</b>			<b>\$7,921.00</b>				
<b>Annual Gross Income</b>			<b>\$95,052.00</b>				

Estimated Expenses (NNN)

Item	Monthly Cost
Managment	\$500
Est. Maintenance & Repairs	\$250
Insurance	\$250
Taxes (at \$1.295m)	\$1,348
<b>Monthly Total Expenses</b>	<b>\$2,348</b>
<b>Annual Total Expenses</b>	<b>\$28,176</b>
<b>NNN Per Sq. Ft.</b>	<b>\$0.42</b>

Net Operating Income

Revenue	
<b>Annual Effective Income</b>	<b>\$95,052</b>
<b>Annual Total Expenses</b>	<b>\$28,176</b>
<b>Recovered Operating Expenses</b>	
<b>Net Operating Income</b>	<b>\$66,876</b>

Estimated Capitalization Rate

<b>5.15% Cap Rate Value</b>	<b>\$1,298,563</b>
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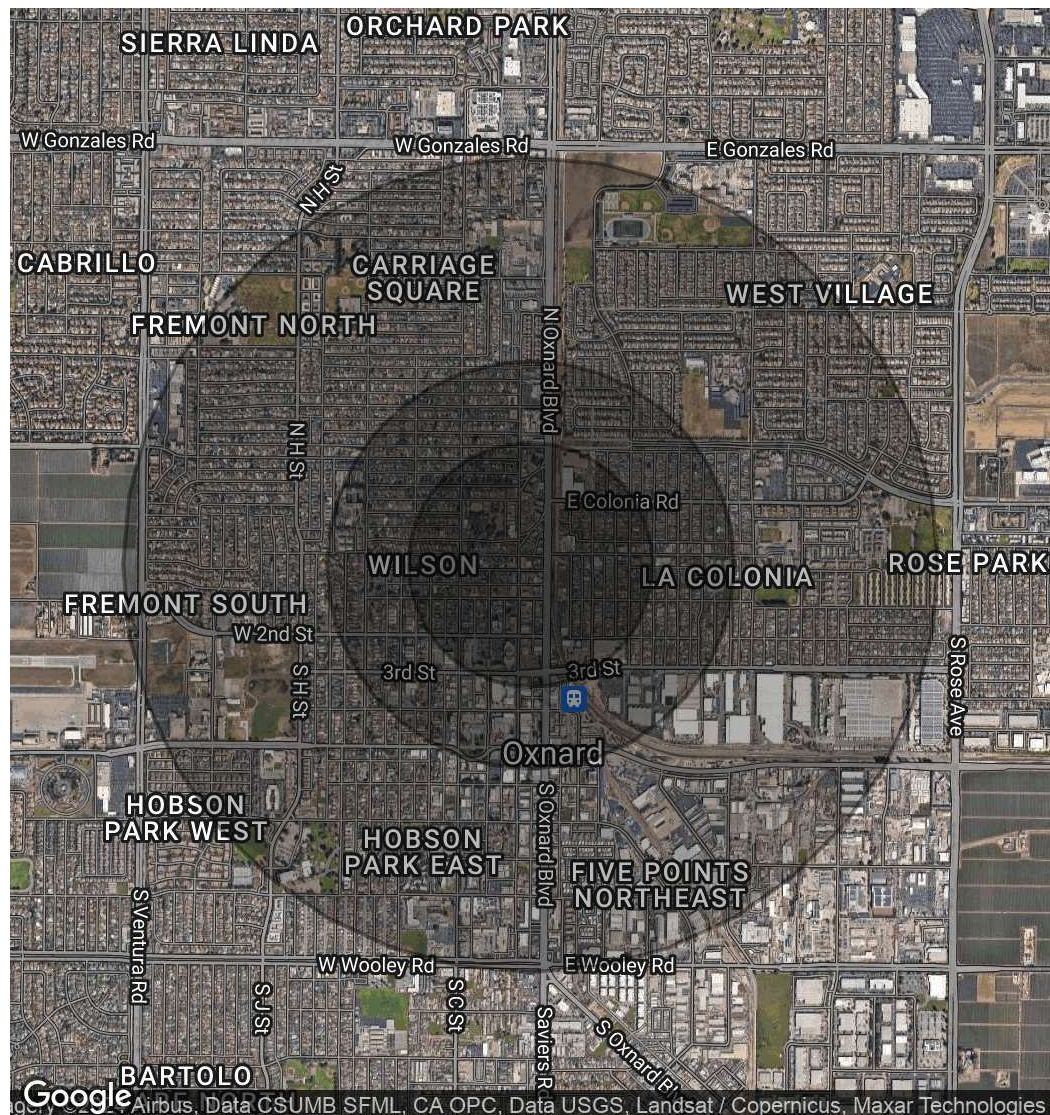


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,133	9,354	31,741
Average Age	34	35	36
Average Age (Male)	34	34	35
Average Age (Female)	34	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	790	2,368	8,285
# of Persons per HH	4	4	3.8
Average HH Income	\$72,484	\$86,501	\$99,273
Average House Value	\$783,651	\$703,798	\$665,619

Demographics data derived from AlphaMap



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